

**PROSPECTUS-CONSTURCTION  
Prospectus for Design**

**Description**

The General Services Administration (GSA) is seeking approval for one design project during fiscal year (FY) 2024, for which GSA will request funding for site, management and inspection, and construction in a future year. A description of the project is attached.

**Justification**

Starting the design for the project prior to receipt of construction-phase funding will facilitate an orderly and timely accomplishment of the planned program. Under the separate funding approach, GSA will submit the construction prospectus along with a future year budget request. GSA will work closely with stakeholders, including state and Tribal entities, to determine the site within the Seattle-Tacoma-Bellevue, WA, Metropolitan Statistical Area (MSA)

The subject project addresses construction of a replacement Federal facility to meet local long-term records storage requirements.

**Recommendation**

Approve design and related services of \$9,000,000 for the attached project. The construction cost indicated at this time is preliminary and will be refined and finalized prior to future requests for funding.<sup>1</sup>

**Committee Approval and Appropriation Requested in this Prospectus .....\$9,000,000**

<sup>1</sup> In advance of relocation to a newly constructed facility, funds in support of repairs and alterations to the existing facility that are necessary for continued occupancy and protection of records and materials stored within the facility will be provided annually from GSA's Basic Repairs and Alterations program. The limitation for any one project is currently \$3.6 million.

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**Certification of Need**

The proposed project is the best solution to meet a validated Government need.

Submitted at Washington, DC, on 3/14/2023

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Recommended: 

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Commissioner, Public Buildings Service

Approved: 

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Administrator, General Services Administration

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**FISCAL YEAR 2024 CONSTRUCTION DESIGN PROJECT**

**LOCATION**

**FY 2024 FUNDING**

Seattle-Tacoma-Bellevue, WA MSA  
Records Storage Facility

\$9,000,000

**TOTAL.....\$9,000,000**

**PROSPECTUS – CONSTRUCTION**  
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Prospectus Number: PDS-02024

PROJECT: Long-term Records Storage Facility

LOCATION: Seattle-Tacoma-Bellevue, WA MSA

ESTIMATED TOTAL PROJECT COST: \$TBD

DESIGN: \$9,000,000

AMOUNT REQUESTED IN FY 2024 (Design): \$9,000,000

WORK ITEM SUMMARY: Program of Requirements and Design for a new Federal Facility.

DESCRIPTION

The General Services Administration (GSA) proposes the analysis and design of a future construction project for a facility to meet the long-term crucial records storage space needs of the National Archives and Records Administration (NARA).

Site, construction and management and inspection will be funded in a future fiscal year once the Federal agencies and interested state and Tribal stakeholders agree upon a location and consultation is complete.

Long-term archival and Federal records stored at the facility hold significant value to individuals and organizations, including state agencies, higher education institutions, researchers, scientists, Tribal members, and students. NARA will digitize all records, which will allow for more dense storage and a smaller footprint; however, based on strong interests expressed in previous Tribal consultations, NARA will not permanently relocate records out of the MSA.

The existing National Archives at Seattle is located at 6125 Sand Point Way NE, Seattle, Washington. The aging facility, constructed in 1946, requires significant reinvestments that do not make it economically viable to repair and improve. In advance of relocation to a newly constructed facility, funds in support of repairs and alterations to the existing facility that are necessary for continued occupancy and protection of records and materials stored within the facility will be provided annually from GSA’s Basic Repairs and Alterations Program. The limitation for any one project is currently \$3.6 million.

GSA and NARA are committed to the consultative process with impacted state and Tribal nations as the replacement of the Sand Point facility progresses. The program of requirements and building design provided for in this prospectus are essential prerequisites for meaningful consultation with Tribal entities regarding site selection. The current Sand Point facility is 179,000 gross square feet in size. The square footage of the proposed replacement facility will be determined based, in part, upon the results of the stakeholder engagement and program of requirements development processes; however, the replacement facility is anticipated to be smaller.